079.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	163,100 / 163,100
					USE VALUE:	163,100 / 163,100
					ASSESSED:	163,100 / 163,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
288		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARBER LEE K/JEANNE K -
Owner 2:	-
Street 1:	288 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,180 Sq. Ft. of land mainly classified as Housing Corp with a Ranch Building built about 1971, having primarily Vinyl Exterior and 1456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	8180.000	46,700		116,400	163,100
Total Card	0.188	46,700		116,400	163,100
Total Parcel	0.188	46,700		116,400	163,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 112.02 | /Parcel: 112.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	49129
GIS Ref	
GIS Ref	
Insp Date	10/05/18

!6443!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	46,700	0	8,180.	465,800	512,500	512,500	Year End Roll	12/18/2019
2019	114	FV	38,800	0	8,180.	472,400	511,200	511,200	Year End Roll	1/3/2019
2018	104	FV	38,800	0	8,180.	352,700	391,500	391,500	Year End Roll	12/20/2017
2017	104	FV	38,800	0	8,180.	319,400	358,200	358,200	Year End Roll	1/3/2017
2016	104	FV	38,800	0	8,180.	306,100	344,900	344,900	Year End	1/4/2016
2015	104	FV	39,400	0	8,180.	259,500	298,900	298,900	Year End Roll	12/11/2014
2014	104	FV	39,400	0	8,180.	246,200	285,600	285,600	Year End Roll	12/16/2013
2013	104	FV	39,400	0	8,180.	234,200	273,600	273,600		12/13/2012

PRINT

Date	Time
12/10/20	21:13:21

LAST REV

Date	Time
03/19/20	11:48:00
mmcmakin	
6443	

USER DEFINED

Prior Id # 1:	49129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBER LEE K/JE	34152-290		11/26/2001	Family	450,000	No	No		
PELLETIER AUGUS	32629-540		4/3/2001		247,000	No	No		
	9289-428		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2001	369	Alterati	10,000	C				INTERIOR RENOVATIO
5/30/2001	342	Siding	6,100	C				VINYL SIDING-GUTTE
4/23/2001	217	Re-Roof	7,200	C				REROOF/10 NEW WIND

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
5/27/2009	Meas/Inspect	189	PATRIOT
1/4/2002	Inspected	PM	Peter M
12/4/2001	External Ins	PM	Peter M
1/10/2000	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		8180		Sq. Ft.	Site		0	70.	0.20	5			Restric	-75					116,445						116,400	

Total AC/HA: 0.18779 | Total SF/SM: 8180 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 116,445 | Spl Credit | Total: 116,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	24.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	84.98	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97020000
Adj $ / SQ:	124.428
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310933
Depreciation:	264231
Depreciated Total:	46702

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

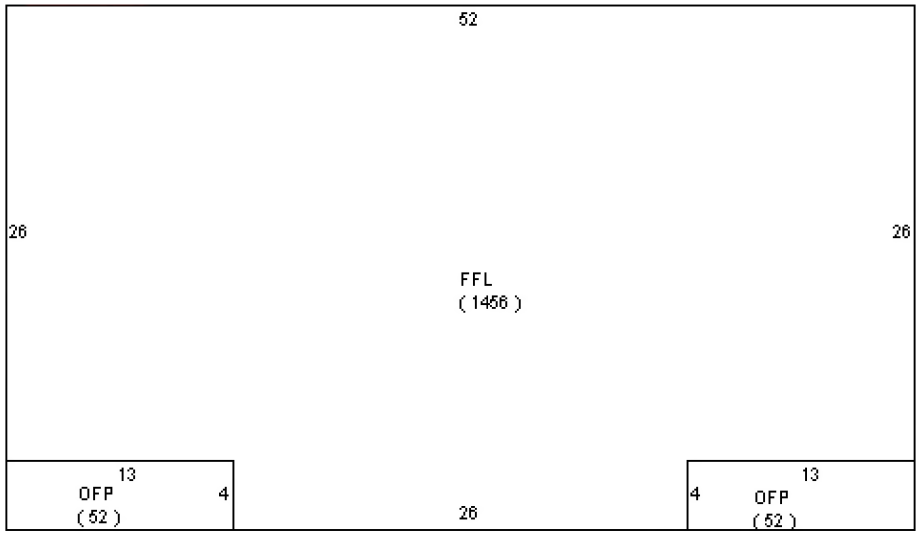
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.43
Special Features:	0	Val/Su Net:	29.94
Final Total:	46700	Val/Su SzAd	32.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	124.430	181,167
OFP	Open Porch	104	31.400	3,266

	Net Sketched Area:	1,560	Total:	184,433	
Size Ad	1456	Gross Are	1560	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	